

City Council  
Atlanta, Georgia

**02- C -1805**

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-02-68  
9-17-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **976 Seaboard Avenue, N.W. and 969, 971 and 981 Mantissa Street, N.W.** be changed from the **R-4 (Single-Family Residential)** District to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **186** of the **17<sup>th</sup>** District, to **Fulton** County, Georgia, more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

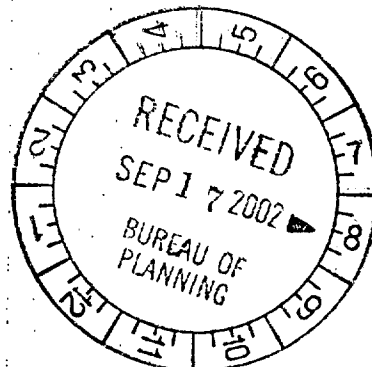
**Legal Description**  
**Seaboard Avenue Parcel**

All that tract or parcel of land lying and being in Land Lot <sup>186</sup>~~168~~ of the 17TH District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the northwesterly right of way of Woodland Hills Avenue (50' R/W) with the southerly right of way of Seaboard Avenue (50' R/W), proceed along the southerly right of way of Seaboard Avenue South 89 degrees 30 minutes 25 seconds west a distance of 169.47 feet to an iron pin found, said point being the POINT OF BEGINNING.

From the POINT OF BEGINNING as thus established, proceed South 00 degrees 05 minutes 49 seconds West a distance of 367.43 feet to an iron pin found; Thence South 69 degrees 04 minutes 58 seconds West a distance of 194.32 feet to an iron pin found; thence North 00 degrees 36 minutes 37 seconds East a distance of 256.29 feet to an iron pin found; Thence North 00 degrees 16 minutes 53 seconds West a distance of 160.04 feet to an iron pin found on the southerly right of way of Seaboard Avenue. Thence proceed along said right of way North 89 degrees 50 minutes 34 seconds East a distance of 180.14 feet to an iron pin found, said point being the POINT OF BEGINNING.

Said tract or parcel contains 1.659 acres, more or less.



2-02-68